

48-247

PK 6940PG299

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

**017453**

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, ROBERT COTE and ANITA A. COTE,** both of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ROBERT COTE**, of Waterville, County of Kennebec and State of Maine, whose address is 80 Elm Street, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **ROBERT COTE**, his heirs and assigns forever .

A certain lot or parcel of land with any buildings thereon, situated on the westerly side of Elm Street, in the City of **Waterville**, County of Kennebec and State of Maine and further bounded and described as follows:

Beginning at an iron pin in the westerly line of Elm Street in the southerly line of Elm Terrace; thence southerly along the westerly line of Elm Street a distance of thirty-nine and seventy-five hundredths (39.75) feet to a concrete bound set in the ground; thence westerly and at an inside angle of ninety-two degrees twelve minutes (92° 12') with the last described line a distance of eighty-four and ninety-seven hundredths (84.97) feet to an iron pin in the ground; thence northerly at an inside angle of ninety degrees eleven minutes (90° 11') and a distance of twenty and five hundredths (20.05) feet to an iron pin in the ground; thence easterly and at an inside angle of one hundred seventeen degrees no minutes (117° 0') and a distance of thirty-one and seventy-five hundredths (31.75) feet to an iron pin in a slight angle in the southerly line of Elm Terrace; thence easterly at an inside angle of one hundred sixty-seven degrees fifty-seven minutes (167° 57') with the last described line a distance of sixteen (16) feet to an iron pin in the southerly line of Elm Terrace; thence easterly at an inside angle with the last described line of one hundred sixty-four degrees fifty-two minutes (164° 52') a distance of forty-one and forty hundredths (41.40) feet along the southerly line of Elm Terrace to the point begun at.

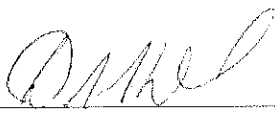
Being the same premises conveyed to the Grantors herein by Warranty Deed of Josephine Cote, dated February 4, 1983 and recorded in the Kennebec County Registry of Deeds at Book 2539 Page 346.

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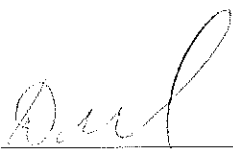
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IN WITNESS WHEREOF, the said **ROBERT COTE** and **ANITA A. COTE**, have hereunto set their hands and seals this 6 day of May, 2002.

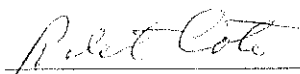
Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**ANITA A. COTE**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**By: ROBERT COTE under  
Power of Attorney dated 7/24/1987**

  
\_\_\_\_\_  
**ROBERT COTE, Individually**

**ACKNOWLEDGEMENT**


STATE OF MAINE  
KENNEBEC, ss.

June 6  
May \_\_\_\_\_, 2002

Personally appeared the above named **ROBERT COTE** who signed the foregoing instrument individually and as Attorney in Fact for the above named **ANITA A. COTE** and acknowledged the foregoing instrument to be their-free act and deed.

Before me,



  
\_\_\_\_\_  
NOTARY PUBLIC  
DANIEL J. DUBORD  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXP. 09/29/2005

(print name)

RE: Deeds.COTE, Robert & Anita to Robert COTE POA Deed

RECEIVED KENNEBEC SS.

2002 JUN 11 AM 9:00

ATTEST:   
REGISTER OF DEEDS